

EXHIBIT F



JUDICIAL TITLE

TITLE INSURANCE CLOSING ESTIMATE

Title #: 119778FA-W
 Buyer's Atty: Brett S. Lando, Esq., Gahagan & Lando LLP
 Seller's Atty: Alan C. Pilla, Esq.
 Lender's Atty: Brett S. Lando, Esq., Gahagan & Lando LLP
 Premises: 498 Manor Lane
 Pelham, New York
 County of Westchester
 Town of Pelham

Closing Date: 06-19-2015
 Seller: Michael Durand and Marlene Zarfes a/k/a Marlene A. Zarfes a/k/a Marlene Durand
 Purchaser: Adam Ilkowitz and Jeniece Ilkowitz
 Lender: JPMorgan Chase Bank, N.A.
 Property Info: Residential 1-2 Family

DESCRIPTION

Policy & Endorsements

	BUYER	SELLER	LENDER
TOEPP Policy	\$922,500.00	\$4,286.00	
Loan Policy	\$246,000.00	\$356.00	
Market Value Rider (TOEPP)		\$179.00	
Res Mtg		\$25.00	
Environmental Lien		\$25.00	
Waiver-New		\$25.00	

Escrows

15/16 Village Tax Due 6/1
 Agency Exch to PAY
 Agency Exch to HOLD

Recording Taxes

	BUYER	SELLER	LENDER
State Transfer Tax	\$922,500.00		\$3,690.00
Mtg. Tax (1.3%)	\$246,000.00	\$2,553.00	
Lender's Mtg. Tax	\$246,000.00		\$615.00

Ancillary Fees

*Departmental Searches Housing Building Fire C/O			
*(5) Bankruptcy Search		\$125.00	
*(5) Patriot Search		\$125.00	
*Sales Tax		\$42.41	
Report Delivery Fee (2 reports)		\$16.00	
Survey Inspection		\$95.00	
Escrow Service Fee		\$45.00	

Recording Fees

	RF*	PF*	
Rec. Mortgage	\$175 + \$50 =		\$225.00
Rec. Deed	\$195 + \$75 =		\$270.00
Satisfaction	+ \$50 =		
Assignment	+ \$50 =		
P.O.A.	+ \$50 =		

TOTAL CHARGES

\$ 8493.41

\$3,690.00

\$615.00

MEMO TO LENDER'S ATTY

* Stated totals are estimates ONLY and are calculated using information provided to The Judicial Title Insurance Agency LLC (Judicial) prior to the date of closing.

* In the event that the information provided to Judicial changes, (i.e. page counts, additional searches, escrows for taxes or liens, additional recordings, changes to purchase price or mortgage amount etc.) the title bill will be amended.

* This ESTIMATE is not to be construed as a FINAL bill for title charges and is subject to change.

NOTES

4 \$225.00
 to Adam MacPherson
 title cloK

06/19/2015 01:20 PM kc